

Minutes of the
HOME Board Meeting
July 19, 2007

Members Present: Duane Paulson, Joe Birbaum, Jill Haupt, John Gallo, Sharon Schmeling, Ron Buchanan, Mark Baldwin, Richard Bertram, Maria Watts, Harold Groth, Paul Roback, John Hilber and Mark Hoefert

Staff: Glen Lewinski, Kathy Kamp, Kristin Silva, and Nancy Mojica

Excused Absent: Alan Schupp and Mike Burow

Guests: Lee Martinson, Carol Biersach, Slinger Housing Authority, Rose Juarez-Sura, HBC Services, Debbie Narus, WI Partnership, Tim Rowe, Hebron House of Hospitality, Dennis Heling, Jefferson County Economic Development Consortium and Erin Richards, Milwaukee Journal Sentinel

- I. The meeting was called to order by the Vice-Chair Baldwin with a quorum of the Board in attendance at 9:05 a.m.
- II. On a motion by Ron Buchanan and seconded by Richard Bertram, the minutes from the June 21, 2007 meeting were approved by a unanimous vote with the following modification
 - a. Line #6 Clarifying that the participating municipalities could “opt-out” of participation in the HOME Program.
 - b. Line #11 the word “my” should be changed to “by”.

The Chair arrived at 9:10 a.m. and assumed his Chairmanship of the meeting.

- III. No public comments were heard.
Staff indicated to the Board that a Public hearing to obtain public comments on housing needs will be held prior to the August HOME Board meeting.
- IV. Wisconsin Partnership indicated that it had available a powerpoint presentation which can be presented to any County or participating municipality.
 - a. Staff has been requested to make a presentation to the Village of Germantown at its Board of Trustee meeting on Monday, August 6, 2007.
- V. Staff reviewed the DPA/Rehab survey. Thirteen responses of 19 entitlement programs. Most DPA programs were declining balance loans, no community provided “grants”. The housing rehab programs varied considerably in rate of interest terms. The most noticeable difference between the HOME Consortium and most other rehab programs is the loan amount provided. Many communities provide HOME funds to \$24,999 while the HOME

consortium is held to \$10,000 with the exception of the Jefferson County set-aside program, which has a \$25,000 maximum.

VI. The WI Partnership surveyed lenders related to the DPA program and acceptance of a deferred loan vs a declining balance loan. No concerns were apparent from the lenders response. A declining balance product for loan ratio purposes is looked upon more favorably, but the most comments related to excessive paperwork and the home inspection requirement for the HOME DAP. WI Partnership will put its documents on the website.

VII. Action Items:

a. After a Board discussion, the Board was polled for a vote on a motion to change the DAP program from a deferred loan to a 5 year declining balance 0% loan voting for the motion: Bertram, Baldwin, Groth, Roback, Hilber, and Haupt voting against the motion Paulson, Birbaum, Schmeling and Buchanan.

The motion passed and the change was to be implemented immediately by the WI Partnership. The WI Partnership will hold a lender meeting in each County coordinated with Realtors and updated brochures.

b. Waukesha County Set-aside

i. On a motion by Duane Paulson and seconded by Joe Birbaum, Waukesha County set-aside funding for an accessible ramp construction was approved by unanimous vote of the Board.

(Note: Should this issue come before the Board again, it may need to be funded out of Housing Rehab. monies.)

ii. On a motion by Duane Paulson and seconded by Sharon Schmeling, \$25,000 was approved for temporary rent assistance for persons participating in the Waukesha County Expending SSI program through the Hebron House of Hospitality. Funding provided through the Waukesha County set-aside was unanimously approved by the Board.

iii. On a motion by Duane Paulson and seconded by Joe Birbaum, Rental Rehabilitation request for Waukesha County set-aside funding was denied. The motion was unanimously approved by the Board.

iv. On a motion by Joe Birbaum seconded by Mark Baldwin, a Waukesha Set-aside proposed to increase the DPA assistance to Waukesha County Homebuyers was tabled.

VIII. The WI Partnership- Technical Assistance

a. The WI Partnership provided an outline of some of the issues anticipated to be identified in the Dennison Associates checklist. A meeting will be scheduled the week of July 30th to discuss the consultant funding with representatives from HUD.

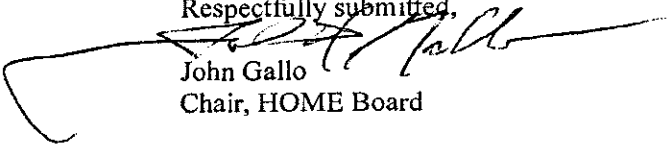
- b. The Fund Balance report was reviewed. WI Partnership indicated that the figures may not be accurate. Reconciliation will be done by the next meeting.

On a motion by Duane Paulson and seconded by Mark Baldwin the WI Partnership was approved to explore cooperative agreements and applications funding for a Lead Paint Grant.

- IX. On a motion by Ron Buchanan and seconded by Mark Baldwin the meeting adjourned at 10:58.

Next meeting: August 16, 2007 or at the call of the Chair.

Respectfully submitted,



John Gallo
Chair, HOME Board